

MINUTES
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PLANNING COMMISSION MEETING
DECEMBER 6, 2012
LAKEWOOD CITY HALL
7:00 P.M.
AUDITORIUM

Meeting called to order at 7:00 P.M.

Roll Call

MEMBERS PRESENT

Hannah Belsito
Mary Cierebiej, Vice Chair
Ruth Gillett
Robert Greytak
Tamara Karel
Patrick Metzger
Mark Stockman, Chairman

OTHERS PRESENT

Dru Siley, Commission Secretary, Dir. of P&D
Jen Mladek, Assistant Law Director
Bryce Sylvester, Planning & Development

November 1, 2012 Meeting Minutes

A motion was made by Mr. Greytak, seconded by Ms. Cierebiej, to **APPROVE** the minutes of the November 1, 2012 meeting. All of the members voting yea, the motion passed.

Mr. Stockman stated this was Ms. Gillett's final meeting serving on the Board and thanked her for six years of service to the City.

Opening Remarks

The reading of the opening remarks was waived. Mr. Siley reminded the applicants and public to please sign the oath when approaching the podium to speak.

NEW BUSINESS

5. Docket 12-27-12

**Communication from Planning and Development
Director Regarding Clifton Boulevard Bus Shelter
Enhancements**

The proposed Clifton Boulevard Bus Shelter Enhancements plan will be presented for approval. As collaboration between the City of Lakewood and the Greater Cleveland Regional Transit Authority, the project will traverse from West Clifton Boulevard to West 117th Street.

In the latter part of 2012, it was announced the Lakewood local investment will be capped at \$50,000 for nearly \$950,000 of federally funded improvements. The City will redirect other existing transportation dollars to fund its share. This presents an

opportunity to improve Clifton Boulevard with a much smaller investment while keeping our options open for future projects funded by state and federal dollars. (Page 24)

Mr. Siley stated the communication was being **deferred to the meeting of January 3, 2013**. No motion was required.

**4. Docket 12-26-12 13474 Edgewater Drive
Heideloff House**

Mary Breiner and Jeff Weber submitted an application to nominate the Heideloff House (aka Sly Mansion and aka Morgan House) (PP# 312-07-001) as eligible to become an historic property (HP), pursuant to Chapter 1134. The property is located in an R1M, Residential Single Family and Medium Density district. (Page 3)

Jeffrey A. Weber, 1095 Homewood Drive, applicant, was present to explain the request. He was not a representative of the Lakewood Heritage Advisory Board or the Overlook Park Neighborhood Association but as a private citizen to speak on behalf of the designation. He made his presentation utilizing his PowerPoint (made part of record). There was a tremendous amount of community support to designate the property as historic. Mr. Siley assured him that all communication received via e-mail and USPS were acknowledged and were part of record; Mr. Weber submitted two more communiques for the record. There were ten (10) items in Chapter 1134, and the Heideloff property qualified for at least four (4), and he was basing his recommendation on them. Of the 34 original stately mansions along the lake, three (3) remained, and he would be seeking historic designation for the other two (2) in the future.

The Commission asked if the home was in a habitable condition. Mr. Weber answered that it was; he toured it in September and found two leaks on the flat roof. One was in the conservatory, and the other was in the living room; both were minor but needed attention. The boiler was old but functioned, and one basement wall was in need of minor repair. He clarified the 34 homes were on lots, not estates; the area extended from Lake Avenue to Lake Erie, and from West 117th Street to Webb Road. He explained the Overlook Park Neighborhood Association was an association to bring the neighbors together socially and create an identity.

Stacey Semaan, property owner, stated the home was purchased by them with the contingency it was not a historically designated property. Mr. Weber had entered the home and took pictures unbeknownst to them and then offered a minimum purchase offer and filed the nomination prior to the Semaans consideration of demolition.

Mark Reinhold, 1120 Forest Road, Architect, summarized a letter addressed to the Semaans from Mr. Weber regarding his low offer to purchase due to the extensive damage throughout the home and the benefits of tax credits and incentives with the historic designation to any purchaser. Mr. Reinhold handed the letter to Mr. Siley.

Mrs. Semaan said the boiler system did not work, the home had no heat for two (2) years, the glass encasing was leaking, very damaged and unsafe, asbestos was in the basement, the foundation was in bad shape, and estimates to make the home habitable were expensive. She

spoke of vandalism and trespassing that occurred since their purchase. She said it had been a nightmare since the beginning.

Michael Semaan, property owner, said they reached the point that if they did not get the home they wanted, they were going to sell and leave Lakewood. Any designation would ruin the property's value; it was currently prime real estate. There was nothing significant about the home. Asked by the Commission if there was an estimate of the devaluation if a designation were given, he said there was not. If they stayed, the back acre would remain with them, and the current house would be razed.

Asked why they purchased the property, Mrs. Semaan said it was because of its close proximity to the lake. Mr. Semaan was raised and lived in Lakewood his entire life, and their family lived in Lakewood. Although they had been approved by ABR for renovation and additions of the current house, the costs were too high. They proposed to build new construction on the back acre. One proposed new home would have faced Cliff Drive, but it was not fully feasible to access it from Cliff due to numerous issues. Mr. Weber offered to purchase the property after they proposed to build new. The status of building a new home was met with resistance from neighbors. The plans were for a new home, both accessible and viewed from Edgewater Drive, were yet to be finalized. The intent was to raze the current structure, build new, and retain the Edgewater Drive address.

Mr. Reinhold said the proposed new home would be beautiful and quality built. Mr. Reinhold felt the property had been chosen unjustly when more deserving properties for designation existed; he felt the action was punitive. He reminded the Commission their decision would be precedence setting. The Commission asked if a right-of-way or easement could be granted that allowed the Semaans access to the back property from Edgewater Drive. Mrs. Semaan could not envision it. Mr. Reinhold said the future home would not be visible from Edgewater Drive and would lack curb appeal. Mrs. Semaan said that two homes on the lot would prevent them from having a large enough front yard.

A 75 foot strip of City owned public land existed between Cliff Drive and their property. Mr. Siley said that the City was not opposed to a privately paid built road, but the City was not going to pay for one. The existing house was approved a year ago for renovation, and the request was unexpired. In November 2102, the Board of Zoning Appeals granted a variance, and ABR was to hear plans for a new home. He continued that an easement, a right-of-way was allowable.

Mr. Reinhold said that ODNR had determined the properties to the east and west of the Semaans on the north side of the property will not be in existence in 50 years due to erosion; the intersection of Cliff Drive and Wilbert Road will be affected adversely.

Ms. Mladek said that if the request was granted at the meeting and at the conclusion of the second meeting, the Semaans could go ahead with the approved renovations of a year ago. If that approval expired, then the historic preservation would then be in effect.

Sean Riley, 1096 Homewood Drive, was in favor of historic designation.

Paul Irwin, 17456 Lake Avenue, was a recent resident of Lakewood and was drawn to the area because of its housing stock. He described a potential solution that is being used in other parts of the country and felt the home should receive a historic designation.

Gaynel Frances Mellino, 13908 Edgewater Drive, gave the history of zoning in the district and felt the City refuses to recognize the importance of the homes on the lake. She was in favor of historic designation.

Jeffrey Weber said he was the one to author the application three years ago but did not submit it. The photographs of the interior and property were taken three years ago prior to the Semaans purchasing the home. He was going to pay cash for the home and put \$300,000 into repairs. With the Semaans building a house to the north, it would diminish the value of the Heideloff House.

John Pyke, 17808 Lake Road, President of the Board of the Lakewood Historical Society, said a team from the Lakewood Historical Society had toured the home prior to the Semaans purchasing it and had concluded it was a good candidate for historic designation. Time constraint was the reason the Lakewood Historical Society had not nominated the house.

Sean Riley, 1096 Homewood Drive, said for a period of time, the subject home and other neighboring homes were discussed for historic designation, and there was a sense of urgency due to the discussion of razing the Heideloff House and was not a reactive action.

Silvia Weber, 13431 Lake Avenue, felt all the City of Lakewood and its homes should be designated historical. She wanted the Heideloff House to be granted historical designation.

Mark Reinhold again sought clarification about two homes. Mr. Siley stated the City owned the Old Stone House and the Nicholson House; paperwork was being done to designate the Nicholson House as an HP. Mr. Reinhold summarized a letter from Dru Siley to the Semaans on October 24, 2012 (made part of record). He questioned the right of someone other than the owner of private property to nominate for HP.

Mike Petti, 1040 Wilbert Road, said he was a staunch believer of private property rights. However, he was in favor of the designation.

Michaela Haljar, one of the Semaans daughters, spoke of her family's excitement and dreams of moving and living in a future multi-generational family home. She wanted the neighbors to know their intent was not one of harm.

Tom Fuller, 13513 Edgewater Drive, agreed with the HP nomination as too many turn-of-the-century buildings had been lost.

Mr. Stockman closed public comment.

Ms. Mladek clarified that in order for a property to be considered eligible for designation, one of the items in 1134O3C, consideration for Nomination, must be found, in addition to subsection E that requires two items; Ms. Mladek read the items.

Ms. Karel did research in preparation of the evening's meeting and found no difficulty in finding facts in favor of C but not E1 or 2, nor had she hear testimony regarding E1 or 2.

Discussion ensued about individual interpretations of the ordinance and the previous approval by the Architectural Board of Review. Mr. Siley said the Planning Commission's decision would be based on the property's current condition.

Mr. Stockman gave permission for Rick Sicha, Chairperson of the Lakewood Heritage Advisory Board ("LHAB") to comment. He stated that LHAB followed the procedures consistently prior to nominating a property for HP. To look at the exterior of a property and see it as it was when first constructed, that would be the qualifying factor for E1.

Mark Reinhold asked if Mr. Sicha's procedure was the codified one and was it the same as outlined in the letter. Mr. Siley stated his letter read the nomination could be made by the Planning Commission, LHAB, or the property owner. After the letter was sent, much discussion ensued with the Law Department, and the determination was that nomination could be submitted by an owner of a property; not necessarily by the property owner. Therefore any owner of a property in Lakewood could make the nomination.

A motion was made by Mr. Metzger, seconded by Ms. Gillett, to approve the site as eligible.

An amended motion was made by Mr. Metzger, seconded by Ms. Gillett, to **designate the site as eligible** to become a Historic Property (HP). based on three criteria

1. C1; the character, interest or value as part of the heritage of the City, the region, State of Ohio, or the United States,
2. E1; the structure(s) must have a high degree of historic integrity, without excessive loss of architectural or historic character, and
3. E2; the structure(s) must have an internal historic cohesiveness in the sense of a shared common history of its inhabitants, historical development according to the Vision, a shared architectural style or design, or a body of architecture illustrating the evolution of architectural styles of a period of time.

All of the members voting yea, the motion passed.

UPDATE

6. Docket 02-02-12 **Communication from Planning and Development
Director Regarding Update to 2012 Review of the
Community Vision**

On April 6, 1993 the Lakewood Community Vision was published. This report was the result of 400 hours of work contributed by members of the Planning Commission, city officials and 80 community volunteers. While it has been nearly 20 years since this report was completed, it is still relevant and many of the principals are unchanged. The

strategies and action items are in need of updating though. Many of the priorities are as important today as they were in 1993.

However, after nearly 20 years since its publication a review of the Vision is appropriate. City Council has requested the Planning and Development and the Planning Commission begin a process to review and evaluate the Vision, the accomplishments and amendments to the Vision over the years and determine if modifications and updates are necessary. This initial worksession is an orientation to the Vision and is the beginning of an iterative process for public review and discussion. (Page 25)

Mr. Siley said the final work shop of the year was scheduled for Wednesday, December 12, 2012 at the UA Lakewood. Members of six (6) committees were to report their findings, goals and objectives, and their considerations. They would be returning before the Commission in February 2013 with the preliminary version of the Community Vision, and again in March and April.

A motion was made Ms. Gillett, seconded by Ms. Karel, to **Receive and File** the communication. All of the members voting yea, the motion passed.

7. **Adjourn.**

A motion was made by Ms. Karel, seconded by Ms. Cierebiej, to **ADJOURN** the meeting at 9:05 p.m. All of the members voting yea, the motion passed.



Signature

1-3-2013

Date



Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Jeffery A. Weber
2. Stacey Seaman
3. Michael Seaman
4. MARK REISBERG
5. Sean Riney
6. PAUL HANIN
7. G Mellino
8. John Byke
9. SILVA WEBER
10. Mike Pettit
11. Michaela Majjar
- Tom Fuh

- Jeffery A. Weber
- Stacey Seaman
- Michael Seaman
- Mark Reisberg
- Sean Riney
- Paul Hanin
- G Mellino
- John Byke
-
-
-
- Tom Fuh

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☒ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding:

Thursday, December 6, 2012



Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1.

RICHARD SICHA
CITY LAKWOOD HERT ADV BS

Richard Sicha

2.

3.

4.

5.

6.

7.

8.

9.

10.

11.

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☒ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, December 6, 2012

Sly Mansion

Historic Designation

Sly Mansion Historic Designation

Jeffery A Weber

1095 Homewood Drive

- * Here as a 35-year Lakewood resident and a 22-year resident on Homewood Drive, part of the recently formed neighborhood association called: Overlook Park
- * Area boundaries are Nicholson Avenue to Parkside and Lake Avenue north to the Lake

OVERLOOK PARK

Consideration for Designation

1. The character, interest or value as part of the heritage of the City, State, Region...
2. The location as a site of a significant historic event
3. The identification with a person or persons who significantly contributed to the historic development of the City
4. Exemplification of the cultural, economic, social, archeological, or historic heritage of the City
5. The portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style

OVERLOOK PARK

Consideration for Designation

6. Embodiment of distinguishing historical characteristics of a group of people in an era of history characterized by a distinctive architectural style
7. Identification as the work of an architect or master builder whose individual work has influenced the development of the City
8. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural or technological innovation

OVERLOOK PARK

Consideration for Designation

9. Unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City, itself at large
10. Having yielded or its likelihood of yielding information important to the understanding of pre-history or history

OVERLOOK PARK

13474 Edgewater Drive

- * Stately lakefront home constructed in 1914
- * Property has a detached 5-room "Gardener's Cottage"
- * A recessed lily pond and rose plot. Some roses date to the 1920s



OVERLOOK PARK

13474 Edgewater Drive



Looking South from the bluff above Lake Erie
towards the rear of the Wilfred Sly residence

OVERLOOK PARK

13474 Edgewater Drive



Front View

Only four owners since 1914:
Sly, Morgan, Heideloff, Semaan



Rear View

OVERLOOK PARK

13474 Edgewater Drive



5-Room Gardener's Cottage

OVERLOOK PARK

The character, interest or value as
part of the heritage of the City...

- Lakefront homes in Rockport Township (Lakewood) built during the two decades following the turn of the century played a significant role in Lakewood's growth
- Wealthy industrialists bought properties that were orchards and built stately homes befitting their stature in the community
- This housing along with their prominent owners helped transform Lakewood to a streetcar suburb

OVERLOOK PARK

The character, interest or value as part of the heritage of the City...

- * Two others are:

- * Munson mansion at 13514 Edgewater Drive

- * Holland mansion at 13920 Edgewater Drive

- * Former prominent Lakefront homes include:

- * Winton's Roseneath (Winton Place)

- * Kundtz' Castle (Edgewater Drive)

- * Rhode's, The Hickories (Lakewood Park... former City Hall and Lakewood Hospital)

OVERLOOK PARK

The character, interest or value as part of the heritage of the City...

The 1914 Hopkins Map (Revised in 1919) shows 34 plats between West 117 and Webb Avenue with properties extending from Lake Avenue to Lake Erie.

This home is one of only three remaining.

OVERLOOK PARK

- * Maria A. Sly was deeded the property on July 21, 1911. Maria was married to Wilfred C. Sly, a prominent industrialist.
- * When construction began, Sly was President of the W.W. Sly Manufacturing Company founded by his father in 1874 as a supplier of foundry equipment. He took exceptional pride in the construction of the three-story brick manor, which was completed in 1914.

OVERLOOK PARK

Wilfred personally selected the handsome Philippine mahogany used for the central staircase and woodwork and beams of the first-floor rooms.



OVERLOOK PARK

George Kauffman, Architect

- George A. Kauffman a prominent residential architect in Cleveland designed the home as well as several distinctive homes throughout Northeast Ohio.
- Kauffman had a reputation for very atypical, "quirky" sorts of designs. At least three other houses on Cohasset Avenue are Kauffman designs, as was the now-gone house of Nelson Cotabish (once Lakewood Mayor), which was located on Detroit at the southwest corner of Cohasset.



OVERLOOK PARK

Interesting Footnote

- Wilfred Sly achieved local renown when he and his business partner were robbed and killed on West 47th Street on the last day of 1920, after they had withdrawn their cash payroll from the bank and were returning to their plant. The five assailants fled the city. Persistent police pursuit over 15 years located the killers in Los Angeles, Cleveland, Detroit, Mexico and Italy and brought them to justice.

OVERLOOK PARK

Home Transfers, Revisions Made

- * Within a year of the Sly's murder, his widow, Marie sold the home to Harry W. Morgan and his wife Dora. The Morgan family was the longest occupant of the home, living there 56 years.
- * At some point between 1921 and 1924, the east porch was expanded to twice its original size. At the same time, it is likely that the driveway was moved from the east side of the property to the west side to accommodate the larger porch.

OVERLOOK PARK

1924 Revisions

In 1924 the Morgan's converted the east porch and porte cochere to a conservatory and added many other embellishments to the house, including a mezzanine level room overlooking the grounds with views of the lake. At this time, they also removed a vault from the kitchen. The patched floor still marks the vault's location.



OVERLOOK PARK

1924 Interior Revisions, by Steffens

Architect, John F. Steffens, designed many of the 1924 revisions. John was a native Clevelander who received a degree in Architecture from Columbia University. He was a member of Steffens & Steffens with his brother George between 1912 and 1923. His building list includes the (1908) Miller Block Building at 3201 Lorain Avenue and the (1925) Huron Ninth Building at 840 Huron Road. Both buildings are still standing.



OVERLOOK PARK

1924 Exterior Revisions

- * The Morgans, accomplished gardeners who hosted flower shows at their home in the late 1920's, commissioned noted landscape architect Albert D. Taylor (Lakeview Cemetery) to design features such as the stone staircase; described on the original architectural drawing as being on the "west of the porch leading to the driveway"



OVERLOOK PARK

1924 Revisions

- * In addition, the Morgans added a large lily pool in the rear yard, along with a pond in their basement that was the winter home for their pond fish. Original architectural drawings show an elaborate lattice fence, a birdhouse and a "look-out house" none of which survive today



OVERLOOK PARK

1924 Exterior Revisions

- * In all, there are four sets of concrete steps: conservatory, two back porches, front and, west side yard down to driveway. There are also four sets of concrete steps with brick risers and stone treads (front steps, up to terrace, down to the lily pond, and from terrace to driveway parking pad). And, there are concrete piers (flanking the steps to the pond and a pair beyond the pond) and the concrete wall. It is unknown whether A. D. Taylor was involved in the design of all these steps/piers, however, it is unlikely that he would have been hired to just design the steps on the west side of the property.

OVERLOOK PARK

The character, interest or value as part of the heritage of the City...

134.01 PURPOSE.

(a) The purpose of this Chapter is to promote the health, safety and welfare of the citizens of the City by providing for the identification, protection, enhancement, perpetuation and use of areas, places, buildings, structures, works of art and other objects having a special historical, community or aesthetic interest or value, so that the following objectives are reached:

- (1) To maintain and enhance the distinctive and/or aesthetic character, diversity and interest of the City.
- (2) To safeguard the architectural integrity of the City's designated Historic Preservation Districts (HPD) and Historic Properties (HP).
- (3) To safeguard the heritage of the City by preserving places, sites, buildings and structures, which reflect elements of the City's cultural, social, economic, political, architectural or archaeological heritage.
- (4) To seek alternatives to demolition or incompatible alterations in the HPD and to HP's before such acts are performed.
- (5) To afford the widest possible scope of continuing vitality through private renewal and architectural creativity within appropriate controls and standards.

OVERLOOK PARK

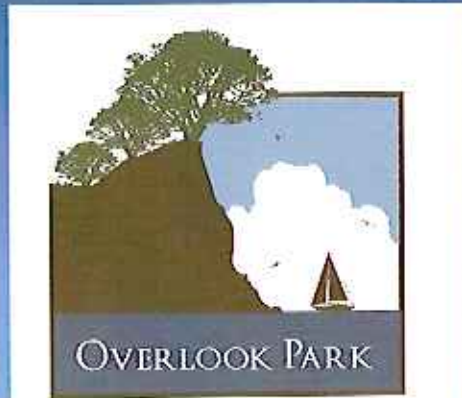
Preservation Ordinance

Chapter is to contribute to the economic, recreational, cultural and educational development of the City by:

- (1) Fostering a sense of community identification and civic pride by preserving areas, places, buildings, structures, works of art and other objects which reflect periods, events in history, notable accomplishments of the past and significant persons of the community and its region;
- (2) Protecting and enhancing the City's attributes for residents, prospective residents, visitors and tourists;
- (3) Strengthening the economy of the City;
- (4) Stabilizing and improving property values;
- (5) Facilitating the reinvestment in and revitalization of certain districts and neighborhoods;
- (6) Promoting use and preservation of historic sites and structures for the education and general welfare of residents of the City.

OVERLOOK PARK

Thank You For Considering



Stacy Semaan

National Sales Executive

Cell 440-554-3595

ssemaan@epalletinc.com

www.epalletinc.com



From: Siley, Dru [<mailto:Dru.Siley@lakewoodoh.net>]

Sent: Wednesday, October 24, 2012 3:38 PM

To: Jeff Weber; mary.breiner@gmail.com; shelia.c.riley@us.pwc.com

Cc: Mladek, Jennifer; Juris, Shawn; Sylvester, Bryce; Fillar, Jeff; Sicha, Richard; MStockman@frantzward.com

Subject: 13474 Edgewater - Heideloff - Semaan Property - Historic Designation Application

Mr. Weber and Mrs. Breiner-

The application to designate 13474 Edgewater as a historic property under chapter 1134 of the Lakewood zoning code will not be part of the November Planning Commission agenda. The application was prepared by Mr. Weber in early 2011 and submitted by Mrs. Breiner in late September of this year. However, only the following entities or persons have standing to propose the designation of a property under 1134:

(b) Initial Designation Procedure: The (Planning) Commission may propose designations of any area, place, building, public interior portion of a building, structure, work of art or other object as an HPD or HP on its own initiative or upon the recommendation of the Heritage Advisory Board or upon a request by an owner of a property.

More importantly, in talking with the current owners, I was troubled to learn that they had not been extended the courtesy of being asked by authors of the application to participate in this process in anyway. The Semaans are interested in understanding more about the opportunities and possible benefits of a designation and I will make sure that through our office and the Heritage Advisory Board they are provided with good information. If they choose to take the designation forward we will gladly work with them on that process.

As preservation advocates, I would encourage all of those folks who participated in drafting the nomination as well as those who wrote letters of support to possibly consider designating your own homes. As you know, in 1992 the Keeper of the National Register of Historic Places in visiting Lakewood determined that the entire city is likely to be eligible for listing in the register. You all live in wonderful neighborhoods and most of your homes would easily qualify under 1134. I would look forward to the opportunity to work with you in exploring that opportunity.

Best,

Dru

Dru Siley, Director

Department of Planning and Development &

Division of Housing and Building

City of Lakewood

p. 216.529.6634

f. 216.529.5936

dru.siley@lakewoodoh.net

www.oneLakewood.com

Sylvester, Bryce

From: Mary Breiner <mary.breiner@gmail.com>
Sent: Monday, September 17, 2012 5:57 PM
To: Sylvester, Bryce
Cc: sheila and sean Riley
Subject: Re: Heritage Application

Hi Bryce,

Sheila Riley (of 1096 Homewood) and I are submitting the application on behalf of some of our neighbors. No, I have not contacted the Semaans because I have never met them. They never moved into the home that I am aware of. It has been vacant for over a year, actually.

Hope this answers your questions.

Thanks,

Mary Breiner

On Mon, Sep 17, 2012 at 2:37 PM, Sylvester, Bryce <Bryce.Sylvester@lakewoodoh.net> wrote:

Mary,

Thank you for the email and resubmission.

Just for clarification, are you resubmitting the nomination on behalf of Jeff Weber or making a new nomination on your behalf?

Also, have you had any communication with the current owner of the property regarding your interest in designating their property historic?

Best,

Bryce Sylvester, Project Specialist II

Department of Planning & Development

City of Lakewood

12650 Detroit Avenue

Lakewood, OH 44107

216-529-6635 (Office)



From: Mary Breiner [mailto:mary.breiner@gmail.com]

Sent: Tuesday, September 04, 2012 3:37 PM

To: Sylvester, Bryce; anccats@yahoo.com

Subject: Heritage Application

Mr. Rick Sicha,

On behalf of some of my neighbors, I am resubmitting this application and we are requesting that the Sly House (or more recently, the Semaan House)

be designated a historic and heritage site. Due to a change in circumstances with the property, we feel that this resubmission is the appropriate step to take at this time.

I am submitting this today, September 4, 2012 with the intent that it be on the agenda for the meeting of September 27, 2012.

Thank-you,

Mary Breiner

1092 Homewood Dr.

Sylvester, Bryce

From: sheila.c.riley@us.pwc.com
Sent: Thursday, September 27, 2012 3:06 PM
To: Sylvester, Bryce
Cc: mary.breiner@gmail.com; ssriley@cox.net
Subject: RE: Planning Commission Agenda - Semaan Property

Follow Up Flag: Follow up
Flag Status: Completed

Bryce:

My understanding is that according to the Chairman of the LIIAB, Rick Sicha, - the application doesn't need to go back to the LHAB because it has already been approved at their level and it should be sent directly to the planning commission. I do not see it on the LHAB's agenda for their meeting tonight.

Would you please add it to your agenda for the October 4th meeting.

Thank you.

Sincerely,

Sheila Riley

Sheila Neligan-Riley | PricewaterhouseCoopers | Telephone: +1 216 875 3592 | Facsimile: +1 813 329 1882 | sheila.c.riley@us.pwc.com

Save energy. Save a tree. Save the printing for something really important.

From: "Sylvester, Bryce" <Bryce.Sylvester@lakewoodoh.net>
To: Sheila C. Riley/US/1LS/PwC@Americas-US
Cc: "mary.breiner@gmail.com" <mary.breiner@gmail.com>; "ssriley@cox.net" <ssriley@cox.net>
Date: 09/27/2012 12:56 PM
Subject: RE: Planning Commission Agenda - Semaan Property

Sheila,

Thank you for the email. The Lakewood Heritage Advisory Board will get the first read of the application, and since the LHAB meeting is after the deadline for Planning Commission application deadlines, the earliest it would be on Planning Commission Docket would be November. LHAB plans to review the application at their meeting tonight at City Hall. The meeting starts at 6:30 pm.

Also, if the application is coming from you and Mary, please do update that on your application.

I mentioned it to Mary in an email last week, but I think you should connect with the Semaan family regarding the designation. I wholly understand they have not moved into the property and it has been vacant, but I think it would go a long way to connect with the Semaan's.

Please call or email me if you have any questions.

Thanks,

Bryce Sylvester, Project Specialist II
Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107
216-529-6635 (Office)



From: sheila.c.riley@us.pwc.com [<mailto:sheila.c.riley@us.pwc.com>]
Sent: Thursday, September 27, 2012 11:39 AM
To: Sylvester, Bryce
Cc: mary.broder@gmail.com; ssriley@cox.net
Subject: Planning Commission Agenda - Semaan Property

Mr Bryce Sylvester:

Hello -

In looking at the agenda for the October 4th meeting, I noticed that the Semaan Historical Designation is not listed. The house is located at 13474 Edgewater.

Can you tell me why it didn't make the agenda and what steps I may take in order to remedy this?

I really appreciate your time.

Sincerely,

Sheila Riley
1096 Homewood Drive

216-389-1014

The information transmitted, including any attachments, is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited, and all liability arising therefrom is disclaimed. If you received this in error, please contact the sender and delete the material from any computer. PricewaterhouseCoopers LLP is a Delaware limited liability partnership. This communication may come from PricewaterhouseCoopers LLP or one of its subsidiaries.

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Schwarz, Johanna

From: Siley, Dru
Sent: Monday, December 03, 2012 10:31 AM
To: Schwarz, Johanna
Cc: Sylvester, Bryce; Summers, Mike; Mladek, Jennifer
Subject: FW: Docket 12-26-12 13474 Edgewater Drive...Planning Commission Meeting

FYI

From: Mona Therese [<mailto:mary.breiner@gmail.com>]
Sent: Sunday, December 02, 2012 1:54 PM
To: Siley, Dru; Dru Siley
Cc: sheila and sean Riley; karen and jeff weber
Subject: RE: Docket 12-26-12 13474 Edgewater Drive...Planning Commission Meeting

Dru,

I have a previous commitment on December 6th, so I will be unable to attend the meeting. I hereby give Sheila Riley of 1096 Homewood, my permission to stand in at the Planning Commission meeting to be held December 6th. Jeff Weber will also be there. If there is anything else I need to do, or anyone else that needs this e-mail, please let me know.

Thanks,

Mary Breiner
1092 Homewood Dr.
Lakewood OH

c 216 403 8923
h 216 221 6742

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Sylvester, Bryce

From: M Moll & R Sicha <anccats@yahoo.com>
Sent: Wednesday, October 03, 2012 7:48 PM
To: Sylvester, Bryce; Heather Rudge
Subject: 13474 Lake - prepared by box on nomination form

Follow Up Flag: Follow up
Flag Status: Completed

Hi Bryce -

Heather and I talked this over. A nomination form can be prepared by anyone - and not necessarily the person or entity who wishes to shepherd it along the approval process. So, we would like to leave the "prepared by" box as is. It reflects the name of the preparer.

We think the solution to your issue is to have the persons who want to take this to the PC send you a letter, email, etc stating their intent. Perhaps you feel that you have already received this type of communication. If so, great. That communication can then be attached on top of the nomination form.

Sponsors should also be reminded that they are responsible for preparing a short summary presentation to the PC about the property and a few photos. LHAB will not do it for them.

Rick (and Heather)

----- Forwarded Message -----

From: Richard Sicha <rsicha@cuyahogacounty.us>
To: anccats@yahoo.com
Sent: Monday, October 1, 2012 9:54 AM
Subject: Fwd: RE: Planning Commission Agenda - Semaan Property

>>> "Sylvester, Bryce" <Bryce.Sylvester@lakewoodoh.net> 9/28/2012 10:16 AM >>>
Sheila,

Since you are acting as the new applicants, it needs to be reflected on the application. Yes, LHAB has already approved the application. The application will be reviewed by the Planning Commission at the November 1st Planning Commission meeting. Please do update the application to reflect that your name(s) as the current applicant(s). Also, you should make an attempt to secure written consent from the property owner regarding the designation as a historical property.

Thanks,

Bryce Sylvester, Project Specialist II
Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107
216-529-6635 (Office)



From: sheila.c.riley@us.pwc.com [mailto:sheila.c.riley@us.pwc.com]
Sent: Thursday, September 27, 2012 3:06 PM
To: Sylvester, Bryce
Cc: mary.breiner@gmail.com; ssriley@cox.net
Subject: RE: Planning Commission Agenda - Semaan Property

Bryce:

My understanding is that according to the Chairman of the LHAB, Rick Sicha, - the application doesn't need to go back to the LHAB because it has already been approved at their level and it should be sent directly to the planning commission. I do not see it on the LHAB's agenda for their meeting tonight.

Would you please add it to your agenda for the October 4th meeting.

Thank you.

Sincerely,

Sheila Riley

Sheila Neligan-Riley | PricewaterhouseCoopers | Telephone: +1 216 875 3502 | Facsimile: +1 813 329 1882 | sheila.c.riley@us.pwc.com
Save energy. Save a tree. Save the printing for something really important.

From: "Sylvester, Bryce" <Bryce.Sylvester@lakewoodoh.net>
To: Sheila C. Riley/US/TLS/PwC@Americas-US
Cc: "mary.breiner@gmail.com" <mary.breiner@gmail.com>, "ssriley@cox.net" <ssriley@cox.net>
Date: 09/27/2012 12:56 PM
Subject: RE: Planning Commission Agenda - Semaan Property

Sheila,

Thank you for the email. The Lakewood Heritage Advisory Board will get the first read of the application, and since the LHAB meeting is after the deadline for Planning Commission application deadlines, the earliest it would be on Planning Commission Docket would be November. LHAB plans to review the application at their meeting tonight at City Hall. The meeting starts at 6:30 pm.

Also, if the application is coming from you and Mary, please do update that on your application.

I mentioned it to Mary in an email last week, but I think you should connect with the Semaan family regarding the designation. I wholly understand they have not moved into the property and it has been vacant, but I think it would go a long way to connect with the Semaan's.

Please call or email me if you have any questions.

Thanks,

Bryce Sylvester, Project Specialist II

Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107
216-529-6635 (Office)



From: sheila.c.riley@us.pwc.com [mailto:sheila.c.riley@us.pwc.com]
Sent: Thursday, September 27, 2012 11:39 AM
To: Sylvester, Bryce
Cc: mary.breiner@gmail.com; ssriley@cox.net
Subject: Planning Commission Agenda - Semaan Property

Mr Bryce Sylvester:

Hello -

In looking at the agenda for the October 4th meeting, I noticed that the Semaan Historical Designation is not listed. The house is located at 13474 Edgewater.

Can you tell me why it didn't make the agenda and what steps I may take in order to remedy this?

I really appreciate your time.

Sincerely,

Sheila Riley
1096 Homewood Drive

216-389-1014

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From: CConnell@parker.com
Subject: Re: Fwd: Sly/Heidelberg Mansion Update
Date: December 5, 2012 2:20:02 PM EST
To: Jane Home <chrisjohnson@cox.net>, jkweber@cox.net

Dear Lakewood Planning Commission:

I am writing to express my support for the Historic Designation of the Sly/Heidelberg Mansion. I think it is very important to conserve the remaining three mansions as these mansions are the cornerstone of our neighborhood. It is the elegance and character of these historic homes which make this neighborhood what it is, in addition to the people of course. These older homes are what drew me to purchase my first home in Lakewood. I appreciate you taking the time to read my note.

Regards,
Chris

Chris Connell
1043 Wilberl Rd
Lakewood, OH 44107

"PLEASE NOTE: The preceding information may be confidential or privileged. It only should be used or disseminated for the purpose of conducting business with Parker. If you are not an intended recipient, please notify the sender by replying to this message and then delete the information from your system. Thank you for your cooperation."

December 6, 2012

City of Lakewood
12650 Detroit Avenue
Lakewood, Oh 44107

Re: Demolition permit - 13474 Edgewater Drive

Dear sir/madam:

I live very close to 13474 Edgewater Drive and I believe this home is historically significant and should be preserved. A demolition permit should NOT be granted for 13474 Edgewater Drive.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gerald Sadlowski".

Gerald Sadlowski
13842 Lake Avenue
Lakewood, Oh 44107

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Mr. Richard Sicha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107



Mr. Richard Sicha and Lakewood Heritage Advisory Board:

We are sending you this letter to show our enthusiastic support for the resubmission of this application. We, the neighbors of 13474 Edgewater, encourage you to accept and approve this application for historical designation. We believe that homes such as this one deserve to be preserved for future residents of Lakewood and for the preservation of the history of Lakewood. As you are all quite aware, there are not many of these old stately homes left in our community. A huge part of Lakewood's history is already gone. It is time for us, as Lakewood residents, to try to protect these last few properties. Please join with us and show your support for this beautiful lakefront home by approving this application and allowing it to move on to the next step in this important process.

Respectfully submitted,

Janne and Michael Markay
13428 Lake Ave
Lakewood, Ohio 44107



Mr. Richard Sieha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107

Mr. Richard Sieha and Lakewood Heritage Advisory Board:

We are sending you this letter to show our enthusiastic support for the resubmission of this application. We, the neighbors of 13474 Edgewater, encourage you to accept and approve this application for historical designation. We believe that homes such as this one deserve to be preserved for future residents of Lakewood and for the preservation of the history of Lakewood. As you are all quite aware, there are not many of these old stately homes left in our community. A huge part of Lakewood's history is already gone. It is time for us, as Lakewood residents, to try to protect these last few properties. Please join with us and show your support for this beautiful lakefront home by approving this application and allowing it to move on to the next step in this important process.

Respectfully,

David & Julia Huffman
(1032 Wilber)
Lakewood



Mr. Richard Sieha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107

Mr. Richard Sieha and Lakewood Heritage Advisory Board:

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Respectfully,

Anita Braver Fuller
Thomas A Fuller
13513 Edgewater Dr
Lakewood, Ohio 44107

Mr. Richard Sicha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107



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Respectfully,

Ann Richards

Mr. Richard Sicha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107



Mr. Richard Sicha and Lakewood Heritage Advisory Board:

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Respectfully,

Mary P. Holland
Ann P. Holland

13920 Edgewater Dr.
Lakewood, Oh. 44107

Mr. Richard Sieha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107



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Respectfully,

Ann Bish

Mr. Richard Sicha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107



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Respectfully,

Mary Greiner
1092 Homewood



Mr. Richard Sicha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107

Mr. Richard Sicha and Lakewood Heritage Advisory Board:

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Respectfully,

1092 HOMEWOOD DR
LAKEWOOD OH 44107

Mr. Richard Sicha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107



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Respectfully,

Anne Marie Patten

Mr. Richard Sicha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107

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Respectfully,

April Miller + Jeremy Fields
1100 Wilbert Road, Lakewood

Mr. Richard Sicha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107

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Respectfully,

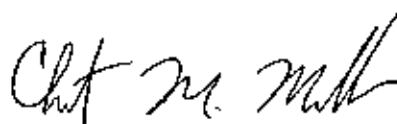
Shirley Henderson
Peter Henderson

Mr. Richard Sicha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107

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Respectfully,

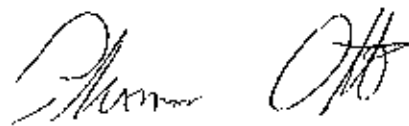

Gaynel Mellino
13908 Edgewater

Mr. Richard Sicha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107

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Respectfully,

 1039 Homewood Dr
Lakewood, OH 44107

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Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107



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Respectfully,

William J. Moran

Mr. Richard Sicha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107

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Respectfully,

James Rambasek
James Rambasek



James Rambasek
13455 Cliff Dr.
Lakewood, OH 44107-1452

Mr. Richard Sicha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107



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Respectfully,

Scott & Jeanne Rickert
1031 Home St. D

Mr. Richard Sicha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107



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Respectfully,

Sean + Sheila Riley
10916 Homewood Drive
Lakewood, OH
216 389-1014

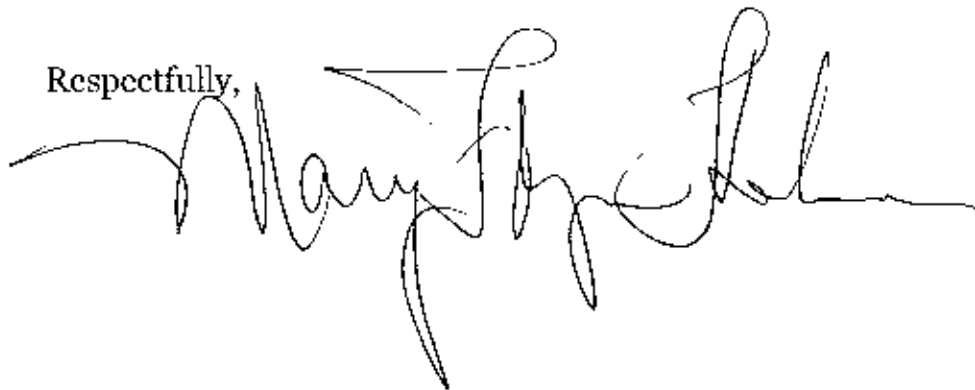
Please designate this
wonderful historic home.
Thank
you.

Mr. Richard Sicha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107

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Respectfully,

A handwritten signature in black ink, appearing to read "Mary Beth Sicha". The signature is fluid and cursive, with a long horizontal line extending to the right.

Mr. Richard Sicha
Chairman, Lakewood Heritage Advisory Board
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107

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Respectfully,

Quincy H. Guler
1039 Homewood Dr
Lakewood, Ohio

From: ssemaan@epalletinc.com
To: jpsmentor@yahoo.com, mhrein@aol.com
Sent: 12/13/2012 9:54:12 A.M. Eastern Standard Time
Subj: FW: Front Property

Stacey Semaan
National Sales Executive
Cell 440-554-3595
ssemaan@epalletinc.com
www.epalletinc.com

-----Original Message-----

From: Jeff Weber [<mailto:jkw@cox.net>]
Sent: Wednesday, September 05, 2012 1:51 PM
To: Stacey Semaan
Subject: Front Property

Hi Stacey,

Thanks again for taking time out of your Labor Day weekend to show Karen and me the property. We have a great interest in purchasing it, restoring it and updating several things including kitchen, boiler system, foundation, flat roofs, etc.

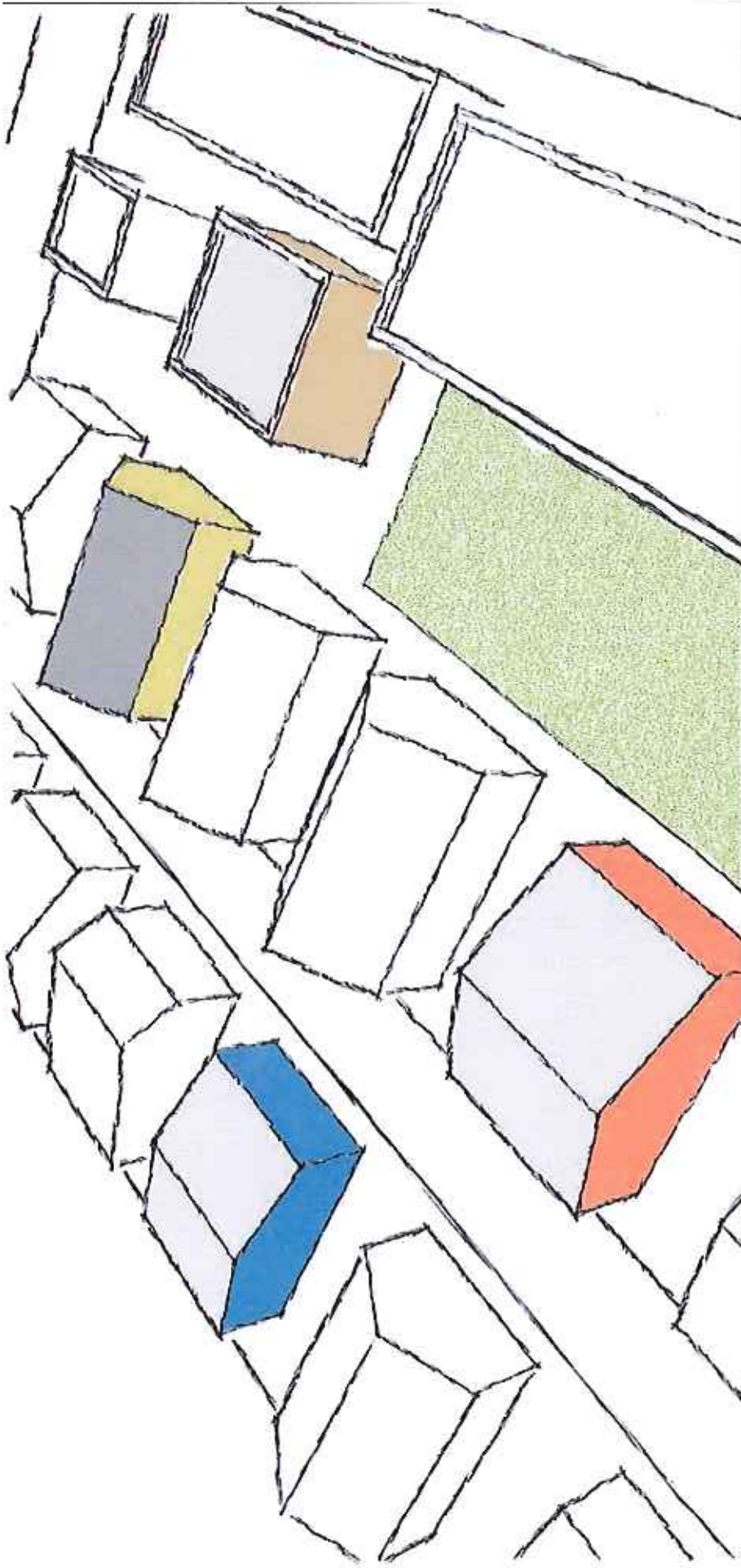
However, your asking price of \$600,000 without an agent, does not fit our business model. We estimate the need to put a minimum \$300,000 into the property. It would take us approximately 6-8 months of work. And then, the home's top market value given the fact that Lake access would be an easement through your back property, is somewhere in the \$700,000 range, possibly lower. Bottom line, we are willing to make a cash offer of \$225,000 for the property, make the improvements and assume the risk on it's eventual sale. This deal would be quick (i.e., no need for a bank, a home appraisal, or an inspection).

On a side note, I learned yesterday that some neighbors are resubmitting the application for Historic Designation on the home. While you didn't view this favorably when you wanted to dramatically alter the exterior structure, you may wish to reconsider it. This designation would allow a purchaser to apply for low-cost renovation loans available through the County and Federal governments. These loans would allow the owner to do the substantial amount of work at a nominal interest cost.

I would be happy to continue our dialogue regarding the purchase of the property if you think we could work out a deal.

Respectfully,

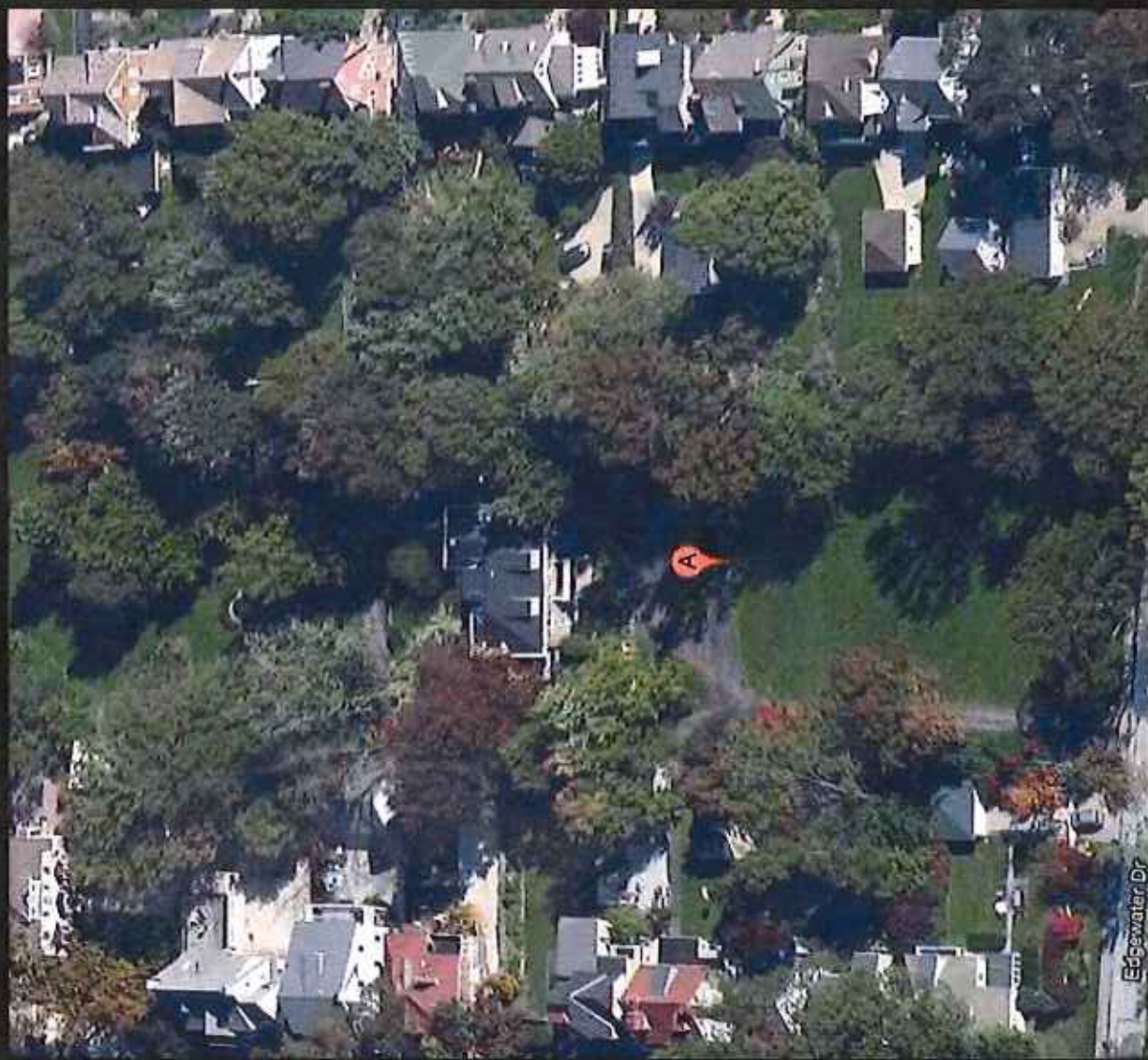
Jeff (and Karen) Weber
216-256-6176



Planning Commission

December 2012

Planning Commission
December 2012



Edgewater Dr

13474 Edgewater Drive Heideloff House

Planning Commission
December 2012



13474 Edgewater Drive Heideloff House

Planning Commission
December 2012

Clifton Boulevard Bus Shelter Enhancements



Intersection of
Clifton Boulevard
and West Clifton
Looking
East/South

Intersection of
Clifton
Boulevard
and West 117th
St. Looking West



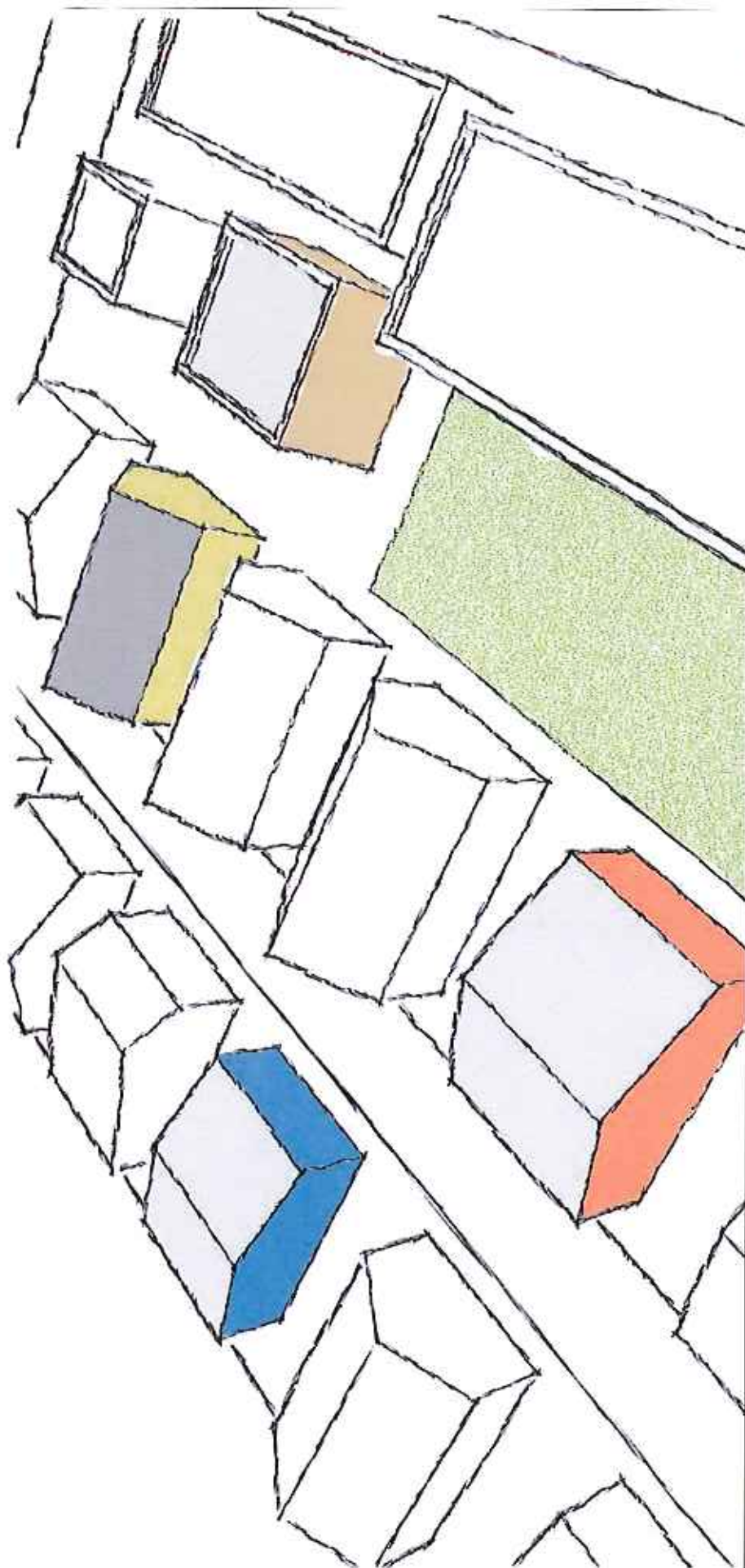
ONE LAKEWOOD COMMUNITY VISION UPDATE 2012

all are welcome
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Community Vision Update 2012 Process – ALL ARE WELCOME

Planning Commission:
December 2012

Community Vision Update



Planning Commission

December 2012

Planning Commission
December 2012